

INITIAL STUDY

(Revised 4/05/05 -

Revised sections shown in double underline)

City of Chico

Environmental Coordination and Review

ROUTE TO:

- [X] City of Chico Public Works, Matt Johnson, Senior Development Engineer
- [X] Property Owner
- [X] State of California Clearinghouse
- [X] Department of Toxic Substances Control
- [X] Regional Water Quality Control Board
- [X] CalTrans Local Development /Inter-Government Review Coordinator

I. Project Description

- A. **Project Name:** Bruce Road Tentative Subdivision Map (S 04-04)
- B. **Project Location:** The proposed subdivision is located on the east side of Bruce Road approximately 400 feet north of Little Chico Creek. The nearest cross-street, Picholine Way, is approximately 650 feet to the south.
- C. **Type of Application(s):** A tentative subdivision map to create 12 single-family residential lots.
- D. **Assessor's Parcel Number(s):** 018-390-012 (formerly 011-780-012)
- E. **Zoning:** R2-RM (Medium Density Residential-Resource management overlay zone)

General Plan Designation: Medium Density Residential/Open Space for Environmental Conservation/Safety (4.01 to 14 dwelling units per gross acre). The Environmental Conservation/Safety designation includes sensitive habitats including oak and riparian woodlands, wetlands, creekways, riparian corridors, viewshed management areas, and similar environmentally sensitive areas.

- F. **Environmental Setting:** The project site consists of a 2.5 acre parcel located in an urbanized area in southeast Chico. The area is generally level with a slight slope to the southwest. The immediate area, with exception of a horse stable and manufactured home to the south, is undeveloped property. Access to the site is from Bruce Road from State Route Highway 32 to the north and the Skyway to the south.

An environmental evaluation (Eco-Analysts, 2004) submitted by the applicant states that the project area is comprised primarily of non-native grasses and forbs. Wildlife observed at the site is typical of that found in urban areas. Neither raptor nests, nor foraging habitat, were observed on the site.

Although the site is currently vacant, previous owners used the site to crush and store recycled cardboard. A cardboard crusher was historically located onsite to crush and bail cardboard. A concrete vault to house the large chains associate with the compactor went 14 feet deep into the ground. The vault was excavated and engineered clean fill was imported for the excavation pit (Hanover, 2004).

The 2.5 acres is at an elevation ranging from a high of 275.57 feet (northeast corner) to a low point of 266.36 feet (southwest corner) with a gradual slope to the southwest of two percent over approximately three-fourths of the site. As a result of ground elevation and previous grading, there

ATTACHMENT J

is an elevation difference of approximately four-feet in the southwesterly quadrant of the site (proposed Lots 10, 11, and 12). The lower southwestern portion of the site is a remnant swale that has been partially filled with imported material including asphalt and concrete rubble.

The site is located in an area identified as "Urban" in the Master Environmental Assessment (MEA) prepared in conjunction with the City of Chico General Plan Environmental Impact Report (GPEIR SCH# 92123062). The soil type for the site is shown in the MEA as Group 6 Toomes-Pentz (Tt-Pm/BG). The MEA identifies the site as being within Areas of High Archaeological Sensitivity. An archaeological evaluation by the Northeast Center of the California Historical Resources Information System has been completed of the site and recommends specific mitigation that are discussed in Section II.D of this initial study. The site is not included on the City of Chico historic inventory or listed on the federal registry.

A number of concrete pillars from former fencing encircle the project site along the north, west, and east property line and along that portion of the site outside of the swale located in the southwest quadrant of the site. In addition to the pillars, wire fencing is located on the southern half of the Bruce Road frontage. Wire fencing is also located on the adjacent property along the northerly and easterly perimeter of the site.

The site surface has recently been scraped and most vegetation removed. There are no indicators of wetlands or vernal pools on the site (Eco-Analysts, 2004). There are seven trees located in the southerly portion of the site on Lots 9, 10, and 12. The trees include two black locust (9 to 18" diameters), four chinese pistachio (2 to 9" diameters), and three valley oak (7 to 48" diameters). Six of the existing on-site trees, excluding a 48" diameter valley oak, will be removed as a result of the project.

Immediately south of the site there are four large trees with drip lines that extend over portions of the project site. The trees include three valley oaks (40 to 60" diameters) and a black locust (17" diameter). Drip lines, including a ten-foot buffer, extend up to 55 feet into the project site (for further discussion please see Section II.C).

As noted in the environmental evaluation submitted with the project (Eco-Analysts, 2004) "... a single swale located on the site appears to be a historic high flow or overflow channel connected with Little Chico Creek and probably was active during winter high water evens in the past. However, the down stream portion of the channel was dammed up at Bruce Road by construction debris consisting of road bed gravel and soil, large concrete pieces, and chunks of asphalt ..." (for further discussion please see Section II.C).

The project site is bounded on the west by Bruce Road which is currently improved with two travel lanes, no shoulder, gutter, curb or sidewalk. Bruce Road, with a 100-foot right-of-way, is identified in the General Plan as a four lane arterial (*Circulation System Figure 4-3*). The applicant will be required to install full public improvements along the interior and project frontages (see Project Description for further discussion). Public improvements on Bruce Road to be installed with this project include two travel lanes, curb, gutter, seven-foot parkway, and a proposed four-foot sidewalk.

The project is approximately 1,400 feet south of the former Humboldt Road Burn Dump (HRBD) a hazardous waste disposal site undergoing remedial activities under the lead direction of the California Regional Water Quality Control Board (CRWQCB), Central Valley Region. The

Department of Toxic Substances Control (DTSC) has issued a Final Border Zone Property Determination for the project site. In addition, the project site is approximately 275 northwest of the former Bruce Road Site (BRS) a former septic pond site containing several abandoned septic ponds (see Section II.F for further discussion).

G. Project Description:

The project includes a tentative subdivision map to create 12 single-family lots on approximately 2.5 acres. All of the lots comply with General Plan and Title 19 Land Use and Development Regulations development standards for R2 Medium Density Residential lots. The applicant is requesting modifications to the City of Chico Design Criteria to allow 0.0075'/FT drainage slope on lots 11 and 12, and allow termination of a street without cul-de-sacs, lots depths greater than three times the width (Lots 10, 11, and 12).

The project site fronts Bruce Road. As previously noted above, Bruce Road is planned as a four lane arterial. Full urban improvements are required along Bruce Road. Installation of a second north bound travel lane, bike lane, gutter, curb, parkway and sidewalk will be a part of the subdivision public improvements.

The interior street is designed with 32-foot wide travel lane consisting of two ten-foot travel lanes, and six-foot parking lanes on both sides, allowing on-street parking. Beyond the curb, an eight-foot parkway will be planted with street trees, and four-foot wide sidewalks installed. Street "A," with a distance of 290 feet terminates immediately west of the adjacent undeveloped property, thereby providing for future connectivity to an area to the east designated and zoned for residential development.

The applicant has indicated there is adequate percolation to retain stormwater run-off on site. The applicant intends to install an underground detention system on the site. The detention system will be designed so as to be able to connect with development of an off-site storm drain system that may occur as a result of future development in the area.

The applicant has indicated that debris in the swale area will be removed prior to grading. The materials will be taken off-site to an appropriate land fill site. Equipment use to remove the debris will be required to stay outside of the drip line of four large trees located immediately south of the project site.

The subdivision site is designated in the Chico General Plan as Medium Density Residential (4.01 to 14 dwelling units per gross acre). The subdivision will create 12 single-family lots that range in size from 6,000 sf to 6,877 sf. The average lot size for the subdivision is 6,379 sf. All lots have direct access onto the interior street. A "no-build" line will be established across the rear portion of Lots 7 through 12 to prevent development within the drip line of the adjacent trees. The project density is 4.8 dwelling units per gross acre.

H. Surrounding Land Uses: Properties fronting the east side of Bruce Road north and south of the site are designated on the General Plan Diagram as Medium Density Residential/Open Space for Environmental Conservation/Safety (4.01 to 14 dwelling units per gross acre) and zoned R2-RM (Medium Density Residential-Resource management overlay district) to a depth of approximately 450 feet after which the area is designated and zoned Low Density Residential.

Property immediately to the north and east is undeveloped acreage. The area immediately to the south is currently used as a horse stable and is developed with several corrals, a manufactured home that appears to be abandoned (addressed as 1889 Bruce Road), and several small one-story metal out-buildings ranging in size from approximately 50 square feet (sf) to 200 sf. As previously noted in Section I.F there is also a former septage pond area on the property immediately to the south.

The adjacent land to the east, for a depth of approximately 200, is designated Medium Density Residential/Open Space for Environmental Conservation/Safety (4.01 to 14 dwelling units per gross acre) and is zoned R2-RM (Medium Density Residential-Resource management overlay zone). The area beyond the R2-RM property is designated Low Density Residential/Open Space for Environmental Conservation/Safety (2.01 to 6 dwelling units per gross acre).

The property to the west, on the west side of Bruce Road, is undeveloped land designated in the General Plan as Medium Density Residential (4.01 to 14 dwelling units per gross acre), zoned R2 Medium Density Residential. The area to the west is part of the proposed Meriam Park General Plan Amendment/Rezone(GPA/RZ 05-01) and Planned Development Permit (PDP 05-01) discussed in Section II.H.

I. Public Agency Approvals:

Tentative Subdivision: City of Chico Planning Commission - tentative subdivision map.
Regional Water Quality Control Board - Construction Storm Water Permit.

J. Applicant: MBD, Inc.
Address: 3110 Shady Grove Court, Chico, CA 95973

K. Initiated By: MBD, Inc.

Contact: Ed Palmeri, Associate Planner, City of Chico Planning Division
P.O. Box 3420, Chico, CA 95928
Telephone: 530-895-4795
E-Mail: epalmeri@ci.chico.ca.us

Prepared By: Ed Palmeri, Associate Planner

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

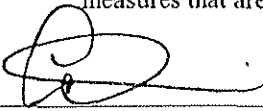
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards /Hazardous Materials | <input type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/ Water Quality | <input type="checkbox"/> Population/ Housing |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Circulation |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Utilities |
| <input type="checkbox"/> Geology /Soils | <input type="checkbox"/> Open Space/ Recreation | |

PLANNING DIRECTOR DETERMINATION:

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a potentially significant impact or have a potentially significant impact unless mitigated, but at least one effect has been adequately analyzed in an earlier document pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION including revisions or mitigation measures that are imposed upon the proposed project. No further study is required.



Signature

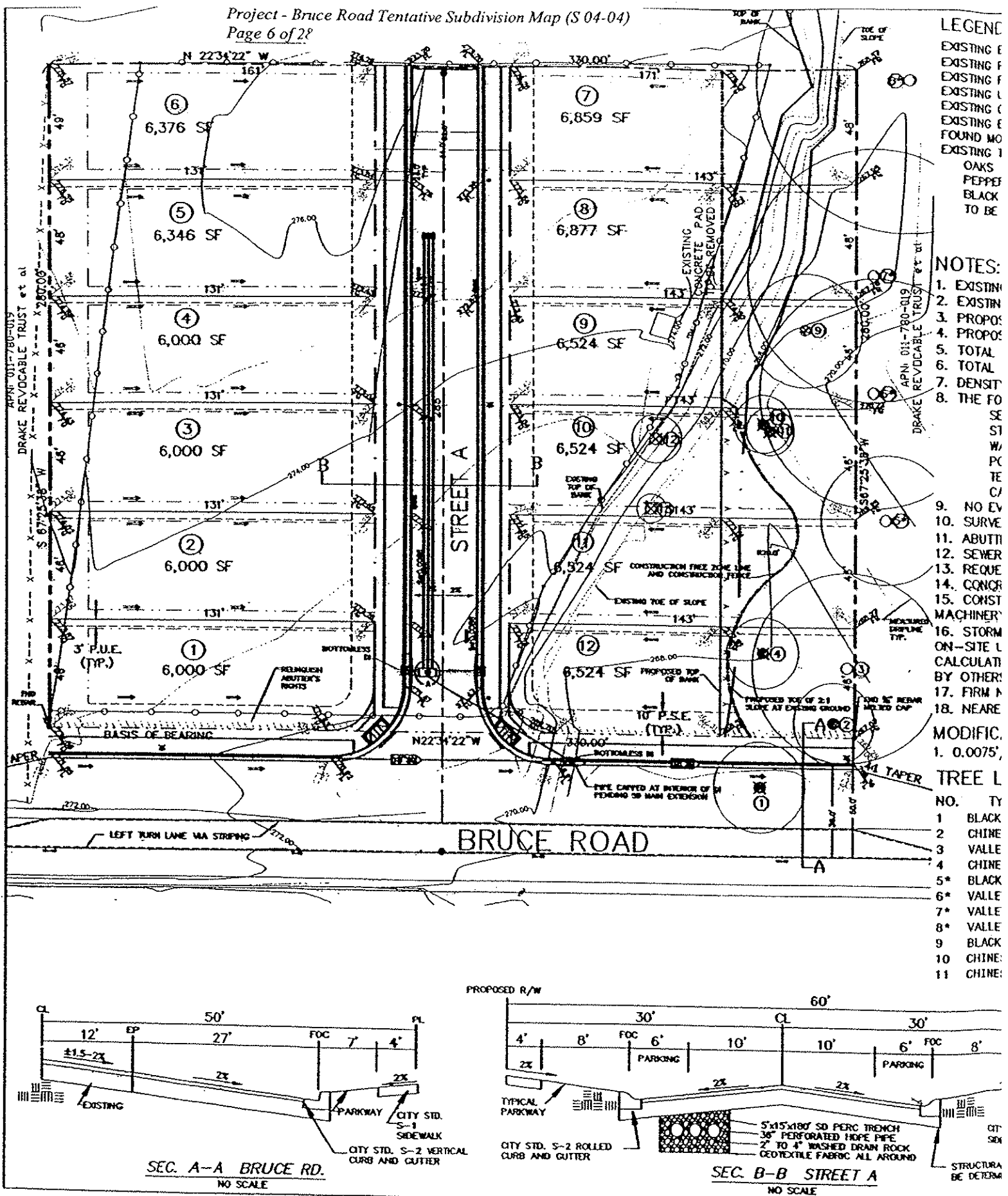
Edwin R. Palmeri

Printed Name

4/02/05

Date

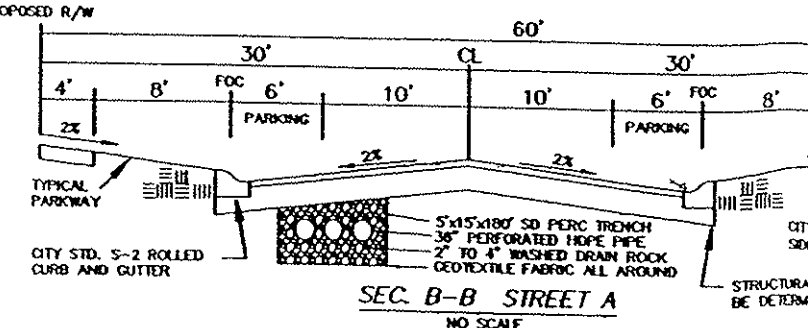
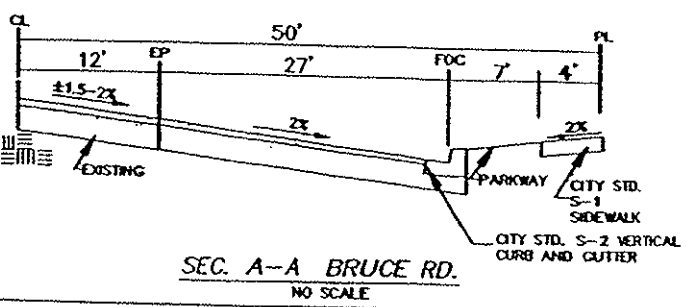
For Kim Seidler, Planning Director



- LEGEND**
- EXISTING E
 - EXISTING F
 - EXISTING L
 - EXISTING C
 - EXISTING E
 - FOUND MO
 - EXISTING I
 - OAKS
 - PEPPER
 - BLACK
 - TO BE

- NOTES:**
1. EXISTING
 2. EXISTING
 3. PROPOSED
 4. PROPOSED
 5. TOTAL
 6. TOTAL
 7. DENSITY
 8. THE FOLLOWING
 9. NO EXISTING
 10. SURVEY
 11. ABUTMENT
 12. SEWER
 13. REQUIRE
 14. CONCRETE
 15. CONSTRUCTION
 16. STORM
 17. FIRM
 18. NEAREST

- MODIFICATIONS:**
1. 0.0075'
- TREE LIST**
- | NO. | TYPE |
|-----|---------|
| 1 | BLACK |
| 2 | CHINESE |
| 3 | VALLEY |
| 4 | CHINESE |
| 5* | BLACK |
| 6* | VALLEY |
| 7* | VALLEY |
| 8* | VALLEY |
| 9 | BLACK |
| 10 | CHINESE |
| 11 | CHINESE |



II. EVALUATION OF ENVIRONMENTAL IMPACTS

- Responses to the following questions and related discussion indicate if the proposed project will have or potentially have a significant adverse impact on the environment.
- A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
- All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operation impacts.
- Once it has been determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there is at least one "Potentially Significant Impact" entry when the determination is made an EIR is required.
- Negative Declaration: "Less than Significant with Mitigation Incorporated" applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The initial study will describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 4, "Earlier Analysis," may be cross-referenced).
- Earlier analyses may be used where, pursuant to tiering, a program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration [Section 155063(c)(3)(D)]. Earlier analyses are discussed in Section 4 at the end of the checklist.
- Initial studies may incorporate references to information sources for potential impacts (e.g. the general plan or zoning ordinances, etc.). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list attached, and other sources used or individuals contacted are cited in the discussion.
- The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question: and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

A.	Aesthetics: Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1.	Have a substantial adverse effect on a scenic vista, including scenic roadways as defined in the General Plan, or a Federal Wild and Scenic River (Big Chico Creek)?				X
2.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
3.	Affect lands preserved under a scenic easement or contract?				X
4.	Substantially degrade the existing visual character or quality of the site and its surroundings including the scenic quality of the foothills as addressed in the General Plan?			X	
5.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

DISCUSSION:

A.1-4. There are no scenic vistas or resources associated with the project site as identified in the General Plan Final Environmental Impact Report (SCH #92123062)(GPEIR). The project site consists of a single parcel that is undeveloped. Access to the site is from Bruce Road which is not a designated scenic roadway. The project site is not designated or affected by any scenic easements or contracts. The site is located east of Bruce Road at an elevation above 250 feet; therefore, the project is subject to the provisions of Chico Municipal Code (CMC) 19.66 Foothill Development Standards that require preparation of various maps and information relating to development in hillside areas. However, it should be noted that the project site is relatively level and there are no significant cuts or fills. Development of the site with single-family homes with a maximum height limit of 35 feet on relatively level ground should not significantly impact the foothill vista.

There are seven trees located in the southerly portion of the site on Lots 9, 10, and 12. The proposal to create 12 single-family residential lots will result in the removal of six trees including a black locust (17" diameter), three Chinese pistachio's (2 to 9 inch diameters) and two valley oaks (3" to 7" diameters); a 48" diameter valley oak located on the rear portion of Lot 12 will not be removed. In addition, there are four large trees located immediately south of the site that could be impacted by the proposed project (Please see Section II.C for further discussion).

Given the General Plan designation and zoning for the project site and anticipated surrounding land uses the proposed changes in aesthetic character are found to be **less than significant**.

MITIGATION: None required.

A.5. Street lights will be installed as needed in accordance with adopted Public Works Department standards which require that lighting be shielded and directed downward to prevent lighting from spilling over onto adjacent properties. Adhering to these adopted standards for lighting will assure that impacts from lighting within the subdivision will be **less than significant**.

MITIGATION: None required.

B.	Air Quality: Will the project or its related activities result in:	Potentially Significant Impact	Potentially Significant	Less Than Significant Impact	No Impact
			Unless Mitigation Incorporated		
1.	Conflict with or obstruct implementation of the applicable air quality plans (e.g. Northern Sacramento Valley Air Basin 1994 Air Quality Attainment Plan, Chico Urban Area CO Attainment Plan, and Butte County Air Quality Management District Indirect Source Review Guidelines)?			X	
2.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation.			X	
3.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		
4.	Expose sensitive receptors to substantial pollutant concentrations?			X	
5.	Create objectionable odors affecting a substantial number of people?				X

DISCUSSION:

B. 1-5. Air quality impacts related to the project fall into two categories: temporary impacts due to construction related activities and long term impacts from development on the project site.

Construction related activities such as grading and operation of construction vehicles will create a temporary increase in dustfall within the immediate vicinity of the project site. According to the Butte County Air Pollution Management District (BCAPMD), Butte County is classified as a "moderate" nonattainment area for ozone and particulate matter, 10 micron in size or less, and is unclassified for 2.5 micron particulate matter and 8-hour ozone. It is in attainment for all other National Ambient Air Quality Standards (NAAQS).

Most of the dust generated should be large enough to quickly settle onto horizontal surfaces. However, mitigation measures have been set forth below as required by the GPEIR and in accordance with the Butte County Indirect Source Review Guidelines which will ensure that the potential nuisance created by dustfall during construction activities does not cause significant impacts to adjacent developed properties. The General Plan contains a threshold of 125 dwelling units to trigger a special study for air quality impacts; this project consisting of nine single family lots, three of which are already developed, is well under the General Plan threshold.

The BCAPMD has prepared Indirect Source Review Guidelines (ISRG) which establish threshold standards and corresponding recommended mitigation measures for projects of certain types and sizes. According to the ISRG, full build-out of the proposed project is within the Level C Threshold. Therefore, applicable ISRG mitigation measures have been set forth below for potential development which may occur on the individual proposed parcels to address these regulations and to further off-set air quality impacts to a less than significant level. In addition, payment of street impact fees may be used by the City for transit related improvements.

Construction of the residential units, may cause short-term nuisance dust, or particulate matter. The City's General Plan contains measures to reduce nuisance dust. Staff has reviewed these measures and recommend the following for the proposed project:

MITIGATION MEASURE B.1 (Air Quality):

To minimize fugitive dust during construction activities and ensure enforcement of General Plan policies pertaining to air quality, the following mitigation measures shall be included in all future construction plans and documents for the subject parcels:

- a. All grading operations shall be suspended when winds (as instantaneous gusts) exceed 20 miles per hour as directed by the BCAQMD.
- b. Provide temporary traffic control during all phases of construction to improve traffic flow (e.g. flag persons) as determined appropriate by the Department of Public Works
- c. Water active construction sites at least twice daily as directed by the Department of Public Works. Frequency should be based on the type of operation, soil, and wind exposure.
- d. All trucks hauling dirt, sand, soil, or other loose materials should be covered or should maintain at least two feet of freeboard (i.e. minimum vertical distance between top of the load and the trailer in accordance with the requirements of CVC Section 23114. This provision is enforced by local law enforcement agencies.
- e. Sweep streets at the end of the day if visible soil materials are carried onto adjacent public paved roads (recommend water sweeper with reclaimed water).
- f. Cover inactive dirt storage piles that are not utilized within 15 days.
- g. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours. The telephone number of the BCAQMD shall also be visible to ensure compliance with BCAQMD Rule 201 & 207 (Nuisance and Fugitive Dust Emissions)

With the incorporation of Mitigation B.1. above, short-term air quality impacts from construction activities will be reduced to a **less than significant** level.

MITIGATION MONITORING B.1:

The Public Works Senior Development Engineer will review final construction plans to ensure that the above measures are included in such plans and related documents. During construction activities, Public Works construction inspectors will regularly inspect the site to verify that all dust suppression measures are being implemented. Butte County Air Quality Management District personnel will respond to possible air quality violations on a complaint basis.

C.	Biological Resources: Will the project or its related activities result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species as listed and mapped in the MEA or in other local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
	2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the MEA or in other local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service.			X	
	3. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
	4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
	5. Result in the fragmentation of an existing wildlife habitat, such as blue oak woodland or riparian, and an increase in the amount of edge with adjacent habitats.			X	
	6. Conflict with any local policies or ordinances, protecting biological resources?			X	

DISCUSSION:

C.1 - 4. As previously noted in Section I.I, the project site is located in an Resource Management Area (RMA) and the site is zoned R2-RM (Medium Density Residential-Resource management overlay zone). The purpose of the RM overlay zone is to ensure orderly planning in areas of the City with sensitive biotic resources, maintain a sustainable environment consistent with existing biotic resources, avoid development that would result in adverse or unmitigated environmental impacts. The surface of the site has been scraped in order to mitigate potential fire hazard. The surrounding land, with the exception of manufactured home, horse corral, and remnant septage ponds to the south, is undeveloped and located within the Chico Urban Area. The California Natural Diversity Database (2003) including the project area and surrounding lands was reviewed, as was the City of Chico Biological Inventory which is part of the City's General Plan EIR.

The majority of the site has recently been scraped and most vegetation removed. There are some areas that are overgrown with weedy, non-native vegetation and includes ryegrass, johnson grass, and yellow star-thistle. There are no indicators of wetlands or vernal pools on the site (Eco-Analysts, 2004). The biological survey indicates that no federally listed, proposed, or candidate endangered or threatened plant or animal species and/or their critical habitat have been documented as occurring on the site. In addition the survey indicated that there is a fourteen foot elevation change of the site in relationship to the adjacent property; therefore, the proposed project does not have the potential to impact off-site natural resources on the adjacent property as a result of water draining from the project site onto the adjacent site.

There are no streams or waterways on the project site. As indicated above, the site has been highly disturbed by previous grading activities as well as activities typically associate with prior commercial uses. There are no indicators of wetlands or vernal pools on the site.

Given the lack of potentially sensitive habitat, the project impact on sensitive habitat is considered to be **less than significant**.

C.5. There are seven trees located in the southerly portion of the site on Lots 9, 10, and 12. The trees include two black locust (9 to 18" diameters), four chinese pistachio (2 to 9" diameters), and three valley oak (7 to 48" diameters). Six of the existing on-site trees, excluding the 48" diameter valley oak, will be removed as a result of the project.

Immediately south of the site there are four large trees with drip lines that extend over portions of the project site. The trees include three valley oaks (40 to 60" diameters) and a black locust (17" diameter). Drip lines, including a ten-foot buffer, extend up to 55 feet into the project site. As noted the environmental evaluation submitted with the project (Eco-Analysts, 2004) "... a single swale located on the site appears to be a historic high flow or overflow channel connected with Little Chico Creek and probably was active during winter high water events in the past. However, the down stream portion of the channel was dammed up at Bruce Road by construction debris consisting of road bed gravel and soil, large concrete pieces, and chunks of asphalt ..." The construction debris located in the swale will be removed in preparation of the site for development.

MITIGATION C.1 (Trees):

Prior to issuance of a grading permit or any ground disturbing activities conducted during development of the site, the applicant shall provide a Tree Preservation Plan that maps all trees over 6 inches in diameter at breast height (DBH) and identifies the drip line of the three valley oaks and black locust on the adjacent parcel to the Community Development Division for approval. The map shall indicate the size, location, and common name of the tree. The tree preservation plan shall also include measures as contained within the City's Best Management Practices Manual such as protective fencing to avoid damage to the preserved trees during construction. All native trees over 6 inches in diameter shall be preserved to the maximum extent feasible. Removal of debris on Lots 9, 10, 11, and 12 within the drip line extending from the oak trees and black locust on the adjacent lot shall be done either by hand or using an excavator with treads and a claw with sufficient reach to retrieve materials while positioned outside of the drip-line whenever possible.

Prior to any ground-disturbing activities, including clearing, grubbing, scraping or grading, the developer shall arrange a pre-construction (pre-ground disturbance) site meeting with Planning staff a qualified arborist and the supervising contractors/subcontractors. The purpose of the pre-construction site meeting includes verification by Planning staff that protective measures (such as temporary fencing) and location and positioning of the excavator have been implemented around the trees, including the three valley oaks and black locust on the adjacent parcel (identified as tree numbers 5, 6, 7, and 8 on the tentative map), to be retained.

With the incorporation of Mitigation C 1. above, impacts from construction activities on trees to remain and trees on the adjacent property to the south will be reduced to a **less than significant** level.

MITIGATION MONITORING C1:

Community Development staff will review and approve the Tree Preservation Plan prior to issuance of a grading permit or any ground disturbing activities. Periodic site inspections will be performed by the Department of Public Works staff during and at completion of construction phases to verify compliance with the approved Plan.

C.6. A wildlife inventory was conducted for the site (Eco-Analysts, 2004) which concluded that given the thin soils and prior disturbance of the site, as well as a lack of suitable habitat, severely limits the opportunity for the site to provide raptor foraging area. In addition the loss and disruption of the annual grassland habitat is not considered to be significant. Given the limited size of the project site, and lack of suitable habitat, it can be assumed that the site is not suitable for either raptor nesting or foraging and the proposed changes in aesthetic character are found to be **less than significant**.

MITIGATION: None required.

D.	Cultural Resources: Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1.	Cause a substantial adverse change in the significance of an historical resource as defined in PRC Section 15064.5?				X
2.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to PRC Section 15064.5?				X
3.	Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?				X
4.	Disturb any human remains, including those interred outside of formal cemeteries?		X		

DISCUSSION:

D.1. As previously noted, within the recent history the property has been used as a site to crush/store recycled cardboard. A cardboard crusher was historically located onsite to crush/store recycled cardboard. Additionally, a mobile home was stored on the site in the spring; the occupant was a caretaker for cattle grazing nearby. All of the equipment used in the paper recycle business, including a paper press has been removed (Hanover, 2004).

There are no structures on the site. The City of Chico Historic Resources Inventory does not identify any historic resources on the subject parcel, or in proximity to the project site. As a result, impacts to historical resources are **less than significant**.

MITIGATION: None required.

D.2-4. The Final EIR prepared for the General Plan indicates that the project site is located within an area of High Archaeological Sensitivity (Figure 8-1). The entire project site has been disturbed from past activities. As a result, the presence of surface or subsurface archaeological resources is considered to be low. According to a records search by the Northeast Center of the California Historical Resources Information System (April, 2004), there are no previously recorded sites for prehistoric resources, historic resources, or previous archaeological investigations for the site. However, it is possible that grading and excavation associated with future development of the project site could unearth subsurface resources. The possibility of resources being present on the site is considered to be a potentially significant impact; therefore, the following mitigation shall be incorporated into the project.

MITIGATION D.1. (Cultural Resources):

Development Engineering staff with the Department of Public Works will ensure that a note be placed on the final grading plans and improvement plans which states "Should cultural resources be encountered, the supervising contractor shall be responsible for reporting any such findings to the Planning Division, and a qualified archaeologist will be contacted to conduct meetings with on-site employees and monitor the required mitigation measures." All mitigation measures determined by the Planning Director to be appropriate for this project shall be implemented pursuant to the terms of the archaeologist's report.

With the implementation of the above mitigation measure, potential impacts relating to the potential discovery of cultural resources during future construction activities on any of the subject parcels will be reduced to a **less than significant** level.

MITIGATION MONITORING D.1. (Cultural Resources):

Public Works Department Senior Development Engineer will ensure that the above mitigation will be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation. Should cultural resources be encountered, the supervising contractor will be responsible for reporting any such findings to the Planning Division. The Planning Director will ensure that a qualified archaeologist is contracted to conduct meetings with on-site employees and monitor the required mitigation measures.

E.	Geology/Soils: Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
a.	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
b.	Strong seismic ground shaking?			X	
c.	Seismic-related ground failure, including liquefaction?			X	

d. Landslides?		X
2. Result in substantial soil erosion or the loss of topsoil?	X	
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	X	
4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	X	
5. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water, or is otherwise not consistent with the Chico Nitrate Action Plan or policies for sewer service control?		X

DISCUSSION:

E.1. According to the City's General Plan Final EIR (FEIR), there are no known earthquake faults in proximity to the project site. The General Plan FEIR noted that the urban area designated for future urban land uses contained little in the way of unique or unusual geologic features with the notable exception of the foothill areas along the eastern edge of the urban area. Although the site is subject to the provisions of Chico Municipal Code (CMC) 19.66 Foothill Development Standards that require preparation of various maps and information relating to development in hillside areas. However, it should be noted that the project site is relatively level and there are no significant cuts or fills. As a result, the potential for ground rupture from a fault zone on any of the subject parcels, as well as the potential for landslides, is considered to be **less than significant**.

MITIGATION: None required.

Due to the level topography of the site and previously disturbed surfaces, changes in topography will be minimal as a result of future development of the site. No unique physical features exist on the sites, nor waterways or bodies of water. The potential for wind and water erosion created through development of the property will be controlled using Best Management Practices (BMPs).

E.2-E.4. Soils on the project site are within the Group 6 Toomes-Pentz (Tt-Pm/BG) which are characterized as very shallow, nearly level to gently sloping, well-drained soils. Toomes-Pentz soils are found on gently sloping incised Tuscan formations and other lava flows. Erosion is moderate and although the soils are well drained, permeability is slow beneath the surface layer. Their high shrink-well potential and moderate liquefaction could potentially constrain development. Suitability for agriculture is low. All construction will be required to comply with the City of Chico's Grading Ordinance which requires site specific, detailed measures to be incorporated into grading plans to control erosion and sedimentation. Measures to reduce fugitive dust emissions from construction are recommended in Section II.B., Air Quality. As a result, impacts relating to geology and soils are considered to be **less than significant**.

MITIGATION: None required.

E.5. The residential units will be required to connect to City sewer facilities. The project Given the limited size of the project, and availability of storm and sewer facilities, impacts relating to sewage disposal are considered to be **less than**

significant. Discussion of related hydrological impacts are discussed in Section II. G. Hydrological Factors of this initial study.

MITIGATION: None required.

F.	Hazards/ Hazardous Materials: Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
2.	Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
3.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
4.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?		<u>X</u>		
5.	For a project located within the airport land use plan, would the project result in a safety hazard for people residing or working in the project area?				X
6.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
7.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
8.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

DISCUSSION:

F.1 - 3. Construction typically involves some volatile substances (fuel for vehicles, hydrocarbons contained in road overlay materials, etc.); however, these materials are handled according to state standards. The project does not involve any hazardous material. As noted in the environmental setting discussion in Section I.F. of this initial study there are several areas of debris consisting of vegetation, dirt, and debris.

F. 4. The site is located within 2,000 feet of the former Humboldt Road Burn Dump (HRBD), a hazardous waste disposal site undergoing remedial activities under the lead direction of the California Regional Water Quality Control Board (CRWQCB), Central Valley Region (Department of Toxic Substances Control, 2003). On December 23, 2003, the Department of Toxic Substances Control (DTSC) issued a Final Border Zone Property Determination indicating that "... there is no significant releases of hazardous substances to the groundwater that could adversely impact this property."

The project is located approximately 275 feet northwest of the Bruce Road Site (BRS) which was used for septic disposal up to approximately 1980 (Brown and Caldwell, October 1981). It was also used for the disposal of concrete, asphalt, appliances, and stumps. The BRS site consists of five lagoons (approximately 0.75 acres) which are in close proximity to Little Chico Creek. Because of the potential of heavy metals contamination including cadmium, the BRS is not suitable for future urban development unless extensive testing reveals the site is not contaminated, or the septic is removed.

Concerns were expressed at the December 16, 2004, City of Chico Planning Commission meeting regarding potential contamination of the project site from the BRS site. A supplemental review by Hanover Environmental Services Inc. concluded that the potential for migration of low-level contaminants from the BRS site to the project site is low and that the only significant threat is from direct human contact from unrestricted access to the BRS site (see ATTACHMENT A). This information was forwarded to DTSC for review and comments who concurred with the Hanover conclusion and recommends that the property owner fence his proposed development so as to restrict access to the abandoned septic ponds (DTSC letter of March 30, 2005 - see ATTACHMENT B). Staff has reviewed the information provided by Hanover Environmental Services Inc. and comments from DTSC and recommend the following for the proposed project:

MITIGATION MEASURE F.1 (Hazards/Hazardous Materials):

To minimize the potential of residents from the project from have direct contact with the abandoned septic ponds, the following mitigation measure shall be incorporated into the project: Prior to issuance of certificates of occupancy on any of the proposed twelve single-family lots the property owners shall provide a six-foot high solid fence along the easterly and southerly property line of the project site. The design and location of the fence is to be reviewed by the Planning Division prior to issuance of building permits.

With the incorporation of Mitigation F.1 above, impacts from the adjacent abandoned septic ponds on the project will be reduced to a less than significant level.

MITIGATION MONITORING F.1:

Building and Planning Division staff will review and approve the design and location of fencing of the project site perimeter prior to issuance of building permits. Building and Planning Division staff will also confirm installation of the fencing prior to issuance of certificate of occupancy for any of the twelve single-family lots.

F.5-6. The project site is located outside of the Butte County Airport Land Use Plan for either the Chico Municipal or Ranchero Airport Land Use Plans and there are no private airstrips within the area; therefore, the project is not impacted by airport activities.

As previously noted, the project site is within an urbanized area and is not located near areas that are susceptible to potential wildfires. Future development on each of the parcels would not interfere with an adopted emergency response plan or emergency evacuation plan. As a result, impacts from the project would be **less than significant** with respect to these issues.

MITIGATION: None required.

G.	Hydrology/ Water Quality: Will the project or its related activities result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1.	Violate any water quality standards or waste discharge requirements?				X
2.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?				X
3.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
4.	Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
5.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
6.	Otherwise substantially degrade water quality?				X
7.	Place real property within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
8.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
9.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
10	Inundation by seiche, tsunami, or mudflow?				X

DISCUSSION:

G.1-6. The project will generate new runoff but will not obstruct groundwater recharge. In order to reduce the drainage impacts to less than significant, the project must incorporate Best Management Practices as mitigation measures for water quality. The project site is over one acre and is subject to Regional Water Quality Control Board permits. The

applicant has indicated there is adequate percolation to contain storm water drain-off on site with the installation of a on-site leach trench.

The on-site storm water facility will be designed to meet water quality requirements for on-site detention systems as required by the City's adopted Storm Drainage Master Plan (2002). The applicant shall prepare and submit a storm drainage plan for review and approval by the Department of Public Works.

Approval of the plan shall be based on criteria including but not limited to incorporation of Best Management Practices (BMPs) such as grass or lawn filter strips, infiltration trenches, oil/grease trap separators and or retention swales in to the project drainage design to intercept "first flush" contaminants from the initial 1/2 inch of rainfall for each storm event prior to discharge in to affected channels and to reduce storm water runoff pollutants generated by the project to the maximum extent practical which satisfy City water quality protection goals. The system shall include reduction of heavy metal concentrations by optimizing infiltration time. The design and selection of BMPs shall be included in improvement plans or landscaping plans, whichever is applicable, for review and approval by City staff. The 1/2 inch standard shall be accomplished even if the project density must be reduced in order to do so.

There is a potential for short-term impacts on water quality due to erosion and sedimentation from future construction and grading activities on the subject properties. Implementation of standard construction practices set forth in the grading ordinance and City's adopted Storm Drainage Master Plan (2002) and its associated environmental impact report (EIR) will reduce these impacts to a **less than significant** level.

MITIGATION: None required.

G. 7-10. As indicated on the Flood Insurance Rate Map No. 06007C0510 D (Effective Date: April 20, 2000) prepared for the Federal Insurance Flood Program, the project is located within Zone X. It is within the 500-year flood plan, however impacts would be **less than significant**.

MITIGATION: None required.

H.	Land Use and Planning: Will the project or its related activities be inconsistent with:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1.	General Plan or Specific Plan policies, or zoning regulations?				X
2.	Physically divide an established community?				X
3.	Conflict with any applicable Resource Management or Resource Conservation Plan?				X
4.	Result in substantial conflict with the established character, aesthetics or functioning of the surrounding community?			X	
5.	Be a part of a larger project involving a series of cumulative actions?				X
6.	Result in displacement of people or business activity?				X

- | | |
|--|---|
| 7. Conversion of viable prime agricultural land and/or land under agricultural contract to non-agricultural use, or substantial conflicts with existing agricultural operations? (Viable agricultural land is defined as land on Class I or Class II agricultural soils of 5 acres or greater, adjacent on no more than one side to existing urban development.) | X |
|--|---|
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DISCUSSION:

H.1-4. The project site is located within a Medium Density Residential (4.01 to 14 dwelling units per gross acre) General Plan designation and zoned R2-RM (Medium Density Residential-Resource management overlay zone), which allows single-family residential units as a permitted use as long as they are within the Medium Density Residential density range. The subdivision will create 12 single-family residential lots on 2.5 gross acres at a density of 4.8 dwelling units per gross acre.

The proposed subdivision of the property is consistent with CMC Title 19 Land Use Regulations and Development Standards Section 19.42.030 Residential zone general development standards. The project is requesting three modifications to Title 18R Design Criteria and Improvement Standards.

The project is within an area that has been designated and zoned for residential development since 1976. Current projects in the immediate area include Meriam Park, a general plan amendment, rezone, and planned development has been submitted for approximately 230 acres located on the west side of Bruce Road, north of East 20th Street to Humboldt Road. The plan anticipates a range of densities which may yield up to 1,614 new homes, 190,000 square feet of retail and 1,047,125 square feet of office, as well as open space along Little Chico Creek, and a new baseball park with seating for about 5,500 people.

The project does not physically divide an established community nor will it conflict with a Resource Management or Resource Conservation Plan. The project allows for development of a single-family homes which is consistent with the development patterns in the area. As a result, impacts will be **less than significant**.

MITIGATION: None required.

H.5 & 6. The project is not part of a larger project involving a series of cumulative actions. There are no commercial activities or residential units on the site; therefore, the project will not result in the displacement of people or businesses. As a result, impacts will be **less than significant**.

MITIGATION: None required.

H.7. Given that the GPEIR prepared for the General Plan update classified the soils Group 6 Toomes-Pentz (Tt-Pm/BG) as having a low suitability for agriculture, the limited size of the site, and surrounding urban land uses, the project site is not considered as viable prime agricultural land. The project site is not located within any resource conservation or management area. Impacts, therefore, are **less than significant**.

MITIGATION: None required.

I.	Noise: Will the project or its related activities result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1.	Exposure of residents in new hotels, motels, apartment houses, and dwellings (other than single-family dwellings) to interior noise levels (CNEL) higher than 45 dBA in any habitable room with windows closed?			X	
2.	Exposure of sensitive receptors (residential, parks, hospitals, schools) to exterior noise levels of 60 dBA L or higher?		X		
3.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
4.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
5.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
6.	For a project located within the airport land use plan, would the project expose people residing or working in the project area to excessive noise levels?				X
7.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

DISCUSSION:

I.1 and 2 - 5. The nature of the project will not prompt a significant increase in ambient noise levels within or in proximity to the project site. Temporary and single event noise levels will be created during the construction phase, however, this impact is short-term and is not considered to be significant because the City Municipal Code restricts the hours of construction activity and regulates ambient noise levels.

Figure 9-2 of the City of Chico General Plan Noise Element (Future Noise) shows the site as being potentially impacted by future significant exterior noise levels generated by the full build-out of Bruce Road to a four-lane arterial with a predicted 20,000 average daily traffic count (ADT). The City of Chico General Plan Noise Element recommends a day night level (Ldn) of 60 dB as the maximum noise level for residential neighborhoods with interior noise levels to be below 45 dB. A noise assessment was conducted for the proposed project (Eco-Analysts, 2004). The noise assessment determined that portions of the site within 100 feet of Bruce Road will be subject to Ldn values of 66.5 and 68.5 dB.

MITIGATION I.1 (Noise):

All residential structures within 100 feet of Bruce Road (proposed Lots 1, 2, 3, 10, 11, and 12 as shown on Tentative Map S 04-04 dated October 20, 2004) shall be constructed using a minimum of R13 wall insulation and windows with a minimum Sound Transmission Control (STC) rating of 32.

With the implementation of the above mitigation measure, potential impacts relating to noise will be reduced to a **less than significant** level.

MITIGATION MONITORING I.1 (Noise):

Building Division staff will verify residential structures constructed within 100 feet of Bruce Road (proposed Lots 1, 2, 3, 10, 11, and 12 as shown on Tentative Map S 04-04) shall be constructed using a minimum of R13 wall insulation and windows with a minimum STC rating of 32.

I.6 & I.7. The project site is not located in close proximity to the any airport sphere of influence and impacts to the airport land use plan would be **less than significant**.

MITIGATION: None required.

J.	Open Space/Recreation: Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1.	Affect lands preserved under an open space contract or easement?				X
2.	Affect an existing or potential community recreation area?				X
3.	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
4.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

DISCUSSION:

J. 1-4. The project does not contain and will not affect existing or potential recreational area, or lands preserved under agricultural , scenic, or open space contract. As a result, there would be **no impact** with respect to these issues.

MITIGATION: None required.

K.	Public Services: Will the project or its related activities have an effect upon or result in a need for altered governmental services in any of the following areas:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1.	Fire protection?				X
2.	Police protection?				X
3.	Schools?			X	
4.	Parks and recreation facilities? (See Section J Open Space/Recreation)			X	

5. Maintenance of public facilities, including roads, canals, etc.?	X
6. Other government services?	X

DISCUSSION:

The project site is within the Chico Urban boundary and development of the site with single-family residential dwellings was anticipated in the MEA and GPEIR environmental documents.

K.1- 6. Fire protection for the project will be provided by the City Fire Department with the primary response from Fire Station 4 located 2045 Notre Dame Blvd. The anticipated response time is approximately three minutes. The project will not significantly impact fire services and will not require additional fire fighting equipment or personnel.

The City Police Department will be responsible for enforcing State laws and City ordinances in the area of the project site which is identified as Beat 3. Due to the limited size of the project, no measurable impacts related to provision of police services will occur and it is expected that the Department will continue to utilize existing resources to patrol the area.

The proposal may result in a very slight increased demand on the local school system. Based on the Chico Unified School District's formula of 0.43 students generated per residential unit, since the project will create a total of 12 single-family lots the project is expected to generate approximately 5.16 grade school students. Given the relatively small size of the project, the project will have negligible effect on school facilities when it is developed with a residential use. However, it could have cumulative impacts in association with other past, present, and future projects. The cost of accommodating additional students generated by this project will be reduced by the project proponent's payment of school impact fees (cash or in lieu equivalent) to the fullest extent possible, as required and allowed by the California School Facilities Act.

The proposal may result in an increased demand on the park system. However, no adverse impacts are anticipated because the proponents will be required to pay park impact fees at the time of issuance of building permits.

Deterioration of on-site and off-site road surfaces due to the project would be minimal because of the incremental amount of traffic generated by the project. Since the project is residential in nature, heavy vehicles which typically cause the most roadway damage would generally not be associated with the project.

Given the minor nature of the project, the impacts public services is considered **less than significant**.

MITIGATION: None required.

L.	Population and Housing: would the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	

2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	X
3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	X
4. Conflict with General Plan population growth rates for its planning areas in conjunction with other recently approved development?	X

DISCUSSION:

L.1-4. The proposed project is not expected to induce population growth in the area since the project area is designated for Medium Density Residential development by the General Plan and is surrounded by property to the north, south, east, and west that is designated for residential development at a density of 4.01 to 14 dwelling units per gross acre. In addition, the project will be served by the existing road and sewer system. It is consistent with the urban area, support infrastructure and facilities contained in the General Plan and associated GPEIR.

Development of the project will not result in the displacement of substantial numbers of people because the applicant has indicated that the existing single-family home will remain.

The tentative subdivision project is proposed at a density of 4.8 units per gross acre which is consistent with the project overall density rate of the Urban Area. No housing will be displaced with the project. As a result, impacts on population and housing will be **less than significant**.

MITIGATION: None required.

M. Transportation/Circulation Factors: Will the project or its related activities result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Traffic volumes which exceed established Level of Service (LOS) standards on roadway segments or at intersections, or which do not meet applicable safety standards? Based on General Plan policies, significant impacts would generally result if traffic exceeded LOS C on residential streets, LOS D on arterial and collector streets/intersections, and (under specific circumstances) LOS E in built-out areas served by transit.			X	
2. The absence of bikeway facilities in the general locations identified in the General Plan, consistent with guidelines in the <i>Chico Urban Area Bicycle Plan</i> , or failure to meet applicable design requirements and safety standards?			X	
3. Travel characteristics which are not consistent with standards established in the <i>Butte County Congestion Management Plan</i> (CMP), or other General Plan policies related to Transportation Systems Management (TSM)?			X	
4. Substantial impact on existing or proposed public transit systems including rail and air traffic?				X

5. Effects on existing parking facilities or demand for new parking not provided for by the project?	X
6. Increase traffic hazards to motor vehicles, bicycles, pedestrian or other traffic?	X
7. A change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	X

DISCUSSION:

M.1-7 Construction of 12 new single-family units will result in approximately 120 trips per day along area roadways with approximately 12 additional AM and PM peak hour trips. Area roadways have been designed to accommodate the future buildout of the area based on traffic projections from the General Plan land use designations for the area. Since the density of the proposed development is consistent with the General Plan designation for the area, no significant impacts are anticipated in this regard. At a total of 12 single-family residential units the project is significantly below the 125 unit General Plan threshold for requiring additional traffic analysis.

Bruce Road fronts the westerly side of the project site for distance of approximately 330 feet. That portion of Bruce Road fronting the project is currently a two twelve-foot wide travel lanes, unimproved shoulder, and no curb, gutter, or sidewalk. Bruce Road is identified in the General Plan as a four lane arterial (*Circulation System Figure 4-3*) with a bicycle lane (*Bicycle System Figure 4-1*). Full urban improvements will be required along the project frontage including installation of an additional 27 feet of travel surface, seven-foot parkway, and four-foot wide sidewalk.

The interior street, extending from Bruce Road a distance of approximately 290 feet to the east, is designed with a 60-foot right-of way, and terminates with a stub that provides connectivity to future residential development to the east. The interior street will have separated sidewalk with an eight-foot parkway on the north and south side, and on-street parking.

The City of Chico Municipal Code requires new development to be appropriately designed to accommodate off-street parking which meets City development standards. The project will be designed to accommodate a minimum of two off-street parking spaces per lot. Parking will also be available on the street. Thus, the project will not create a demand for parking.

The project site is currently served by Chico Area Transit Service (CATS) Route 7 with a bus stop located approximately 650 feet to south of the site at Picholine Way. The project may result in a negligible impact to area transit; however, the Chico Area Transit System has adequate capacity for additional ridership which may be generated by the project.

Any increase in traffic hazards is expected to be negligible and less than significant due to the incremental increase in the number of peak vehicle trips. As a result, there will be no change in air traffic patterns or an increase in air traffic levels. Impacts, therefore, will be **less than significant**.

MITIGATION: None required.

N.	Utilities: Will the project or its related activities have an effect upon or result in a need for new systems or substantial alterations to the following utilities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1.	Water for domestic use and fire protection?				X
2.	Natural gas, electricity, telephone, or other communications?			X	
3.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
4.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
5.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
6.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
7.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
8.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
9.	Comply with federal, state, and local statutes and regulations related to solid waste?				X

DISCUSSION:

N.1-9. Existing California Water Service Company facilities are in proximity to the site and have adequate capacity to serve the future development of the project site. Existing gas and electric facilities have adequate capacity to serve the future development at the project site. SBC telephone company provides telephone service to the project area and there are existing telephone facilities with adequate capacity for additional connections generated by the project. Future development of residential uses on the project site will require connection to the City of Chico sanitary sewer system which has adequate capacity to accommodate the additional connections.

See Section II.C. Hydrological Factors of this Initial Study for discussion of related storm water drainage issues.

Future development of the project site would increase the stream of waste from the Chico Urban Area to the Neal Road Landfill by a very small incremental amount. The Neal Road Landfill is expected to reach maximum holding capacity by the year 2013. To ensure adequate landfill capacity up to and beyond 2013, Butte County will be updating its solid waste management plan every three years to identify needed landfill sites. In addition, the city recently started a voluntary compost diversion program to extend the holding capacity of existing and future landfills. Mandatory compost programs are expected to be adopted as part of joint City/County integrated waste management measures. The limited size of the project, however, poses no significant impacts on existing public utilities or regional landfills. As a result, impacts are considered to be **less than significant**.

MITIGATION: None required

III. MANDATORY FINDINGS OF SIGNIFICANCE

Pursuant to Section 15382 of the State EIR Guidelines, a project shall be found to have a significant effect on the environment if any of the following are true:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. The project has the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.		X		
2. The project has possible environmental effects which are individually limited but cumulatively considerable. (Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past, current and probable future projects.			X	
3. The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.			X	

DISCUSSION:

Construction activities could contribute to fugitive dust and air quality degradation. The project could impact existing trees on the site and several large trees with drip-lines protruding from the adjacent parcel to the south. Also, future build-out of Bruce Road as a four lane arterial could result in vehicular noise impacts on a portion of the site. Proposed mitigation would reduce this potential to a level of less-than-significant. Mitigation is also provided to address archaeological resources which could potentially be discovered during construction of the residential units. In addition, mitigation has been incorporated into the project regarding potential human contact with septic ponds on an adjacent parcel.

IV. SIGNIFICANT IMPACTS AND FEASIBLE MITIGATION MEASURES

All significant or potentially significant impacts indicated in Section II above have been described and feasible mitigation measures recommended wherever possible. Any participant of the Initial Study may also make a recommendation as to whether a Negative Declaration, a Negative Declaration with mitigation measures, more study in a particular area, or an EIR should be prepared. Please indicate any source date relied upon and your name and date of comments in the space indicated. Use additional pages if necessary.

REFERENCES:

- City of Chico General Plan, Updated 1999.
- *City of Chico Master Environmental Assessment*, Blaney Dyett/Michael Brandman Associates (January, 1994).
- *City of Chico Sanitary Sewer Master Plan*, Brown and Caldwell, (December 1985).
- *Final EIR for Adoption of the Chico Urban Area Draft Sanitary Sewer and Storm Drainage Master Plans, Northwest annexation, and General Plan Amendments North of Lindo Channel*, Jones & Stokes, (November 1992).
- *Environmental Impact Report for the Storm Drainage Master Plan*, EIP Associates, (October 2000).
- California Natural Diversity Data Base Map, California Department of Fish and Game (2003).
- *Chico General Plan, 1995-1999 Five-Year Review report*, Chico Planning Division, (January 2000).
- County of Butte, *Butte County Airport Land Use Compatibility Plan*, (December 2000).
- *Final Border Zone Property Determination*, Department of Toxic Substances Control (December 23, 2003).
- *Records Search*, Northeast Center of the California Historical Resources Information System (April 20, 2004).
- *Environmental Evaluation of the Bruce Road Subdivision Project, City of Chico, Butte County, California*, Eco-Analysts (August 12, 2004).
- *Bruce Road Project Habitat Evaluation*, Richard Snow, MS Biologist (May 12, 2004).
- *Phase I Environmental Site Assessment Bruce Road, Chico, CA 95928, Assessor's Parcel Number: 011-780-012*, Hanover Environmental Services, Inc. (May 19, 2004).
- Site Data Evaluation; Assessor's Parcel Number: 011-780-012, Hanover Environmental Services, Inc. (January 12, 2005).
- Letter regarding request for review and comment, Bruce Road Tentative Subdivision S 04-04, Department of Toxic Substances Control (March 30, 2005).

Note: The above referenced information is available for public review at the City of Chico Planning Division, 411 Main Street, Chico, California.